

**Beaver Brook Farm Committee
April 14, 2016**

Present for the Committee: Chairman Ellis Neofotistos, Dave Paquin, May Paquette, Don Plummer and Warren Shaw. Also present was Elizabeth Ware, Director of Community Development and Recording Secretary Samantha Carver. The meeting was held at the Town Hall in the 2nd floor conference room.

Absent: Andy Graham, Debra Dewitt Ahern

Also present: Helen Dunlap, Community Preservation Commission
An abutting neighbor to Beaver Brook Nancy Sandgren was also present

The Chairman opened the meeting at 6:20 p.m. once a quorum was achieved. Ms. Ware began the discussion with a handout for the Committee on allowed uses for Beaver Brook which she looked at the local zoning bylaw and the community preservation act relative to farm and farm buildings and other historic structures. She also stated that she had a conversation with DPW Director Michael Buxton regarding cutting down a few trees that are near the house on the property. Ms. Ware also stated that she has been in contact with the Boy Scouts and they tentatively have a work day scheduled for May 14, 2016 at the site for brush cutting. There was a discussion on the squirrels that are in the attic and that some type of rodent eradication needs to take place before any further damage is had. The Committee went through the immediate needs for the house with gutters being an important issue. There was a discussion on wooden versus metal gutters. Ms. Ware would need to obtain three quotes. Mr. Neofotistos read the urgent needs list of the report on the farm house. The needs are gutters and leaders to drain water away from house, install a chimney cap, clear shrubbery away from building and reset loose bricks.

Mr. Shaw asked if the Chairman would like a motion on moving forward with the urgent needs. The discussion continued on the wording of the article done at Town Meeting to see if the money in that article can be used to fund maintenance/repairs at the property. Mr. Neofotistos mentioned that if they have to go out for an RFP they would need to provide prevailing wages. Mr. Shaw suggested getting word out maybe through the Selectmen hat the Town is seeking volunteers or people looking to donate services. There was a discussion on the tenant Peter Richardson asking if he was supposed to take care of cutting the grass this year. Mr. Shaw had a conversation with Town Manager Duggan and Mr. Richardson will take care of the grass. Mr. Shaw stated he had a conversation with the Town Manager about maybe having Mr. Richardson stay at the house longer and he did not seemed opposed to that.

Minutes

Mr. Shaw made a motion to approve the minutes of March 24, 2016 as presented. Mrs. Paquette seconded the motion. The motion carried unanimously.

Mr. Plummer made a motion to have Ms. Ware look into the following items: (a) the wording on the original town meeting article to purchase Beaver Brook Farm relative to funding so that the Town can move forward with the urgent need items from Mr. Pfeiffer's report on the farm house

and other buildings. (b) To have the Board of Selectmen make an announcement that the Town is looking for volunteers to donate time and services at Beaver Brook; (c) To look into squirrel removal at the farm house. Mr. Shaw seconded the motion. The motion carried unanimously.

Ms. Ware noted that if the tenant is asked to stay longer at Beaver Brook that wording be put in the agreement about right to entry with proper notice if agreement is to be extended. Ms. Ware noted that she has had some difficulty gaining access to the property.

Ms. Ware noted that Michael Burrey of the North Bennet School had stated that he would be interested in conducting a class and repairing the seed building at no cost. Mr. Shaw asked about materials. Ms. Ware stated she could reach out to him again and see if he was interested in making this a project.

Mr. Shaw asked the Committee if they felt another site visit should be conducted to determine what to do with the buildings. There was a discussion on whether there were salvage companies that may want to come and demolish the buildings for the materials to reuse them.

The Committee needed to come up with a master plan to determine whether they want to repair, demo or call salvage companies for the buildings they will not re-use.

Next Meeting

The Committee discussed the next meeting and Mr. Shaw asked about moving up the time for this meeting so that the Committee can come up with a master plan for the property. They need to determine whether they will keep or get rid of each building and if they keep the building what it will be used for. Another item discussed was the site utilities and needing to determine the cost if the Town takes it over. After discussion on time, it was determined that the next meeting would start at 3:30 p.m. at the Town Hall.

Adjourn

Mr. Plummer made a motion to adjourn the meeting at 7:28 p.m. Mr. Shaw seconded the motion. The motion carried unanimously.

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